



BOARD OF APPEALS

AGENDA

Tuesday, October 24, 2006
9:00 A.M.

Plaza del Sol Hearing Room
Plaza del Sol Building – Lower Level
600 Second Street, NW

MEMBERS:

Mick McMahan, Chair
Bennett Hammer, Vice Chair
Judy Chreist
Bill Fanning

PLANNING STAFF:

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INDIVIDUALS WITH DISABILITIES who need special assistance to participate at this meeting should contact Barbara J. Findley, Planning Department, at (505) 924-3889.

1. **Call to Order.**
2. **Additions and/or changes to the agenda.**
3. **06BOA-01196 / 06ZHE-00491, 00494, 00493, 00656 (Project #1004833)** Stephen Verchinski appeals a Zoning Hearing Examiner's approval of a special exception to: **a.** to Section 14. 16. 2. 16.(c): a **VARIANCE** of 4 ft to the 26 ft building height requirement; **b.** to Section 14. 16. 3. 10. (E). 4. a.: a **VARIANCE** of 8 ft 6 in to the 10 ft landscape buffer requirement abutting a residential zone (on the east side); **c.** to Section 14. 16. 3. 10. (E). 4. a.: a **VARIANCE** of 8 ft to the 10 ft landscape buffer requirement abutting a residential zone (on the north side); **d.** a **VARIANCE** of 4 ft 11 in to the 10 ft landscape buffer requirement abutting a residential zone (on the west side) on all or a portion of Block(s) 33, Texico Inc. Subdivision, zoned C-1 and located at 3002 LOUISIANA BOULEVARD NE (G-18) (NM BANK & TRUST) **(CONTINUED FROM 9/26/06)**

4. **06BOA-01199 / 06ZHE-00852, 00853 (Project #1003333)** Dr. Joe L. Valles and John Landman appeal the Zoning Hearing Examiner's approval of a special exception to: a. to Section 14. 16. 3. 1.(A). (27).: a **VARIANCE** of 4 parking spaces to the 24 parking spaces requirement; b. to Section 14. 16. 3. 10. (E). 4. a.: a **VARIANCE** of 5 ft to the 10 ft landscaping buffer located along the residential / nonresidential boundary on all or a portion of Lot(2) 8, West Bluff Center Addition, zoned C-2 and located at 2700 CORONA NW (H-11) (WEST BLUFF CENTER, LLC) **(CONTINUED FROM 9/26/06)**
5. **06BOA-01296 / 06ZHE-00987 (Project #1003326)** Louis Kolker appeals the Zoning Hearing Examiner's approval of a special exception to Section 14. 16. 2. 6.(B). (1).: a **CONDITIONAL USE** to allow for an accessory living quarters in a R-1 zone on all or a portion of Lot(s) 22, Block(s) 45, University Heights Addition, zoned R-1 and located at 405 Tulane Dr SE (K-16) (Jennifer Achilles)
6. **06BOA-01351 / 06ZHE-00693; 06ZHE-00694 (Project #1004904)** David S. Campbell, agent for Brinker International, Inc. appeals the Zoning Hearing Examiner's denial of a special exception to: a. Coors Corridor Sector Plan page 113.: a **VARIANCE** of 27 sf to the 75 sf free standing sign area requirement for a 102 sf area sign; b. Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 19 feet to the 26 foot free standing sign height requirement for a 45 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at 2560 Coors Blvd NW (H-11) (West Bluff Center, LLC)
7. **06BOA-01345 / 06ZHE-00693; 06ZHE-00694 (Project #1004904)** Timothy V. Flynn O'Brien, agent for West Bluff Center, LLC appeals the Zoning Hearing Examiner's denial of a special exception to: a. Coors Corridor Sector Plan page 113.: a **VARIANCE** of 27 sf to the 75 sf free standing sign area requirement for a 102 sf area sign; b. Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 19 feet to the 26 foot free standing sign height requirement for a 45 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 4, West Bluff Center Subdivision, zoned SU-1 and located at 2560 Coors Blvd NW (H-11) (West Bluff Center, LLC)
8. **06BOA-01347 / 06ZHE-00695; 06ZHE-00696 (Project #1004904)** Timothy V. Flynn O'Brien, agent for West Bluff Center, LLC, appeals the Zoning Hearing Examiner's denial of a special exception to: a. Coors Corridor Sector Plan page 13.: a **VARIANCE** of 75 sf to the allowed 75 sf free standing sign area requirement for a 150 sf area free standing sign; b. Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 15 feet to the 26 foot free standing sign height requirement for a 41 foot high free standing sign on all or a portion of Lot(s) 4, Tract(s) 10, West Bluff Center Subdivision, zoned SU-1 and located at 2560 Coors Blvd NW (H-11) (West Bluff Center, LLC)
9. **06BOA-01346 / 06ZHE-00691; 06ZHE-00692 (Project #1004903)** Timothy V. Flynn O'Brien, agent for Wal-Mart Stores East, Inc. as amended to read West Bluff Center, LLC, appeals the Zoning Hearing Examiner's denial of a special exception to: a. Coors Corridor Sector Plan page 113.: a **VARIANCE** of 75 sf to the allowed 75 sf area of a free standing sign; b. Section 14. 16. 2. 17. (A). (9). (d). 1.: a **VARIANCE** of 15 feet to the 26 foot free standing sign height requirement for a 41 foot high free standing sign to allow for a 150 sf area sign on all or a portion of Lot(s) 5, Tract(s) 5, West Bluff Center Subdivision, zoned SU-1 and located at 2550 Coors Blvd NW (H-11) (Wal-Mart Stores East, Inc.)

- 10 **06BOA-01379 / 06ZHE-00357 (Project #1004765)** Hess Yntema, agent for Kenneth M. Robey, appeals the Zoning Hearing Examiner's approval of a special exception to Nob Hill Sector Plan, page AH 62, CCR, para F.: a **CONDITIONAL USE** to allow for a reduction of 30 parking spaces from the required 183 parking spaces for a total of 153 parking spaces, on all or a portion of Lot(s) 1, 16, & 17 – 28, Montevista Addition, zoned CCR, and located at **3339 Central Avenue NE** (Jason Daskalos) (K-19)

11 **Other Matters.**

- a. Approval of August 22, 2006 Minutes.
- b. Approval of September 5, 2006 Minutes.
- c. Approval of September 26, 2006 Minutes.
- d. Annual Report.

12 **Adjourn.**